First Security Bank

Idaho Construction Report

Volume 38, Number 2

Dr. Kelly K. Matthews—Economist

February 1991

Idaho's construction industry bounced back in February, pushing the two-month total construction value nearly 10 percent above last year. This was particularly good news following the January drop and the narrow gains in the 1990 fourth quarter. February's improvement was broad-based, reflecting increases in nonresidential, alterations and repairs, and single-family residential construction. Idaho's construction-industry employment remains almost 2,500 jobs (or 17 percent) above 1990.

Single-family residential permits jumped 35 percent in February. Average statewide single-family permit value for the first two months was $80,600 compared with $85,200 last year. Conversely, for the same period, the Boise City average 1991 value was $90,700, up significantly from $82,800 in 1990. Residential building activity continues to be primarily centered in three areas of the state. Combining municipal and unincorporated totals, in February Ada County issued 130 single-family permits (52% of the state total), while Bonneville County recorded 35 permits (14%) and Kootenai County had 27 permits (11%).

Nationwide, February new housing starts edged above January but remained at the severely depressed annual rate of 989,000. With the recent weakness in the nation's bond market, conventional mortgage rates have moved toward 10 percent, up nearly ¾ percentage point from a few weeks ago. The higher rates will likely prolong the national market's softness.

Four locations in February had nonresidential construction valuation exceeding $1,000,000. They were Boise City, Meridian, Ada County Uninc and Nampa. The cumulative commercial construction value in 1991 surpassed last year by 71 percent.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in February was $39,816,160, or 35.5 percent above February 1990. *NEW RESIDENTIAL CONSTRUCTION* for 282 new dwelling units totaled $20,324,021, an increase of 5.2 percent in number and an increase of 15.6 percent in value compared with a year ago. Included in the total residential permits were 248 single-family, 7 multi-family and 27 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $9,213,049 was up 97.6 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $10,279,090 were up 43.8 percent.

Building Permit Construction Summary

	February	% Chg	Two Months	% Chg
Total New Dwelling Units	282	+ 5.2	432	- 14.6
Single-Family	248	+ 34.8	364	+ 7.7
Multi-Family	7	- 87.3	17	- 80.5
Mobile Homes	27	- 6.9	51	- 37.0
Total Residential Value	$ 20,324,021	+ 15.6	$ 30,550,644	- 4.0
Single-Family	19,831,767	+ 27.2	29,341,104	+ 1.9
Multi-Family	218,648	- 87.4	746,968	- 70.1
Mobile Homes	273,606	+ 11.6	462,572	- 12.2
Nonresidential Value	9,213,049	+ 97.6	16,291,014	+ 70.7
Alterations & Repair Value	10,279,090	+ 43.8	17,443,045	+ 1.2
TOTAL CONSTRUCTION VALUE	**$ 39,816,160**	**+ 35.5**	**$ 64,284,703**	**+ 9.7**

IDAHO CONSTRUCTION REPORT

FEBRUARY 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	$0	$0	$6,000	$6,000
Coeur d'Alene	16	43	895,986	135,000	477,423	1,508,409
Kootenai County Un	17	40	1,532,300	168,524	273,106	1,973,930
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	3	0	6,000	17,000	23,000
Lewiston	3	51	155,143	334,758	436,466	926,367
Nez Perce Co Un	0	6	0	55,000	58,021	113,021
Moscow	2	14	161,085	0	121,139	282,224
Latah County Un	0	4	0	0	19,463	19,463
Orofino	0	6	0	0	46,450	46,450
Osburn	0	3	0	0	8,250	8,250
Sandpoint	1	10	51,910	0	494,148	546,058
St. Maries			NO PERMITS ISSUED			0
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	39	181	$2,796,424	$699,282	$1,957,466	$5,453,172
Boise City	68	889	$6,122,166	$1,108,669	$4,547,218	$11,778,053
Meridian	24	42	1,479,530	3,939,737	38,696	5,457,963
Ada County Un	44	96	3,523,100	1,467,434	506,582	5,497,116
Caldwell	2	6	108,472	60,400	2,500	171,372
Canyon County Un	20	32	1,006,836	40,736	243,818	1,291,390
Nampa	11	41	709,863	1,141,394	742,517	2,593,774
Emmett	0	10	0	0	18,317	18,317
Gooding	0	1	0	0	22,000	22,000
Hailey	1	8	114,835	0	38,840	153,675
Ketchum	0	4	0	0	85,000	85,000
Sun Valley	0	2	0	0	25,000	25,000
Blaine County Un	0	3	0	0	53,500	53,500
Jerome	0	4	0	6,100	18,075	24,175
Mountain Home	1	3	0	0	5,700	5,700
Payette	4	5	171,350	20,000	4,000	195,350
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	6	20	531,441	386,080	918,502	1,836,023
Twin Falls Co Un	3	6	85,498	35,340	23,160	143,998
Weiser	0	1	0	3,100	0	3,100
TOTAL SOUTHWESTERN	184	1,173	$13,853,091	$8,208,990	$7,293,425	$29,355,506
Blackfoot	1	3	$65,000	$65,000	$45,000	$175,000
Bingham County Un	5	9	201,000	3,000	33,000	237,000
Idaho Falls	32	45	2,335,870	0	365,215	2,701,085
Ammon			NO PERMITS ISSUED			0
Bonneville Co Un	3	11	293,225	81,650	22,730	397,605
Rexburg	0	1	0	0	7,000	7,000
Rigby			NO PERMITS ISSUED			0
Jefferson Co Un	5	12	187,500	98,547	0	286,047
Salmon	2	6	0	0	330,560	330,560
Lemhi County Un	1	2	8,000	5,000	0	13,000
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	49	89	$3,090,595	$253,197	$803,505	$4,147,297
American Falls	0	1	$0	$0	$3,500	$3,500
Power County Un	0	1	0	0	2,100	2,100
Burley	1	3	50,000	3,800	75,000	128,800
Chubbuck	1	2	55,000	0	13,800	68,800
Montpelier			NO PERMITS ISSUED			0
Pocatello	3	12	215,000	8,000	79,825	302,825
Bannock County Un	2	4	84,343	19,180	0	103,523
Preston	1	1	87,900	0	0	87,900
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	2	0	0	34,872	34,872
Minidoka County Un	2	8	91,668	20,600	15,152	127,420
Soda Springs	0	1	0	0	445	445
TOTAL SOUTHEASTERN	10	35	$583,911	$51,580	$224,694	$860,185
TOTAL 56 LOCATIONS	282	1,478	$20,324,021	$9,213,049	$10,279,090	$39,816,160

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

TWO MONTHS CUMULATIVE 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	$0	$0	$15,000	$15,000
Coeur d'Alene	25	72	1,651,229	295,496	660,311	2,607,036
Kootenai County Un	28	65	2,447,802	247,490	305,320	3,000,612
Craigmont	0	0	0	0	0	0
Grangeville	0	7	0	11,000	34,000	45,000
Lewiston	4	94	272,189	334,758	701,798	1,308,745
Nez Perce Co Un	0	8	0	5,275,312	73,573	5,348,885
Moscow	2	20	161,085	0	142,639	303,724
Latah County Un	0	4	0	0	19,463	19,463
Orofino	0	11	0	0	50,910	50,910
Osburn	0	3	0	0	8,250	8,250
Sandpoint	2	17	141,897	0	535,948	677,845
St. Maries	2	7	30,900	0	166,180	197,080
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	63	310	$4,705,102	$6,164,056	$2,713,392	$13,582,550
Boise City	100	1,671	$9,074,524	$1,108,669	$8,562,009	$18,745,202
Meridian	34	56	2,065,137	3,999,737	42,496	6,107,370
Ada County Un	67	158	5,037,900	1,570,808	681,647	7,290,355
Caldwell	2	12	108,472	1,131,400	43,150	1,283,022
Canyon County Un	32	48	1,631,095	249,173	268,996	2,149,264
Nampa	17	70	984,348	1,141,394	981,500	3,107,242
Emmett	3	24	327,919	0	47,585	375,504
Gooding	0	2	0	0	47,000	47,000
Hailey	1	14	114,835	0	109,990	224,825
Ketchum	0	6	0	0	89,500	89,500
Sun Valley	0	6	0	0	77,200	77,200
Blaine County Un	1	5	275,000	0	73,500	348,500
Jerome	0	7	0	6,100	32,050	38,150
Mountain Home	2	11	59,520	0	31,367	90,887
Payette	6	10	243,350	20,000	56,000	319,350
Shoshone	0	0	0	0	0	0
Twin Falls City	9	38	685,792	386,080	1,275,952	2,347,824
Twin Falls Co Un	3	6	85,498	35,340	23,160	143,998
Weiser	0	2	0	3,100	12,000	15,100
TOTAL SOUTHWESTERN	277	2,146	$20,693,390	$9,651,801	$12,455,102	$42,800,293
Blackfoot	1	6	$65,000	$66,500	$85,000	$216,500
Bingham County Un	9	15	418,000	3,000	98,000	519,000
Idaho Falls	48	77	3,245,770	102,630	857,967	4,206,367
Ammon	0	2	0	0	22,600	22,600
Bonneville Co Un	7	22	346,035	141,650	155,430	643,115
Rexburg	0	3	0	0	11,600	11,600
Rigby	0	0	0	0	0	0
Jefferson Co Un	6	17	199,500	104,797	10,000	314,297
Salmon	2	9	0	0	339,960	339,960
Lemhi County Un	2	8	8,000	5,000	53,300	66,300
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	75	159	$4,282,305	$423,577	$1,633,857	$6,339,739
American Falls	0	1	$0	$0	$3,500	$3,500
Power County Un	1	2	16,000	0	2,100	18,100
Burley	2	4	105,000	3,800	75,000	183,800
Chubbuck	1	4	55,000	0	28,300	83,300
Montpelier	0	0	0	0	0	0
Pocatello	5	22	354,000	8,000	409,725	771,725
Bannock County Un	3	6	84,343	19,180	7,000	110,523
Preston	1	2	87,900	0	2,500	90,400
Franklin County Un	0	0	0	0	0	0
Rupert	1	9	63,936	0	96,172	160,108
Minidoka County Un	3	9	103,668	20,600	15,152	139,420
Soda Springs	0	2	0	0	1,245	1,245
TOTAL SOUTHEASTERN	17	61	$869,847	$51,580	$640,694	$1,562,121
TOTAL 56 LOCATIONS	432	2,676	$30,550,644	$16,291,014	$17,443,045	$64,284,703

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

FEBRUARY 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry			NO PERMITS ISSUED			$0
Coeur d'Alene	5	31	461,772	2,205,565	456,547	3,123,884
Kootenai County Un	9	25	591,215	683,067	24,513	1,298,795
Craigmont	0	1	0	0	1,000	1,000
Grangeville	0	2	0	0	3,450	3,450
Lewiston	5	55	323,263	0	213,280	536,543
Nez Perce Co Un	1	9	71,000	0	52,510	123,510
Moscow	0	14	0	0	99,419	99,419
Latah County Un	0	13	0	0	99,219	99,219
Orofino	0	2	0	0	13,299	13,299
Osburn	0	1	0	0	36	36
Sandpoint	2	6	81,344	0	32,500	113,844
St. Maries			NO PERMITS ISSUED			0
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	22	159	$1,528,594	$2,888,632	$995,773	$5,412,999
Boise City	114	779	$6,414,726	$176,000	$4,210,313	$10,801,039
Meridian	10	18	700,264	0	29,974	730,238
Ada County Un	31	63	2,402,787	29,700	302,817	2,735,304
Caldwell	0	4	0	0	43,336	43,336
Canyon County Un	18	25	687,498	169,834	108,727	966,059
Nampa	6	30	352,041	46,592	122,368	521,001
Emmett	1	19	58,976	0	307,250	366,226
Gooding			NO PERMITS ISSUED			0
Hailey	2	5	183,500	0	22,650	206,150
Ketchum	2	4	1,450,000	0	170,000	1,620,000
Sun Valley	1	2	275,000	0	500	275,500
Blaine County Un	2	5	220,000	0	90,000	310,000
Jerome			NO PERMITS ISSUED			0
Mountain Home	6	10	282,647	−0	13,404	296,051
Payette	2	2	12,000	0	0	12,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	2	11	166,468	237,187	97,303	500,958
Twin Falls Co Un	1	3	128,845	0	15,080	143,925
Weiser	1	6	23,000	0	9,524	32,524
TOTAL SOUTHWESTERN	199	986	$13,357,752	$659,313	$5,543,246	$19,560,311
Blackfoot	0	2	$0	$0	$32,000	$32,000
Bingham County Un	2	4	156,000	47,000	7,000	210,000
Idaho Falls	21	37	1,521,050	0	187,746	1,708,796
Ammon	0	1	0	0	1,000	1,000
Bonneville Co Un	7	15	187,310	1,000,000	49,678	1,236,988
Rexburg	1	1	44,000	0	0	44,000
Rigby			NO PERMITS ISSUED			0
Jefferson Co Un	5	9	92,164	18,400	2,000	112,564
Salmon	0	5	0	0	32,000	32,000
Lemhi County Un	0	3	0	0	29,000	29,000
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	36	77	$2,000,524	$1,065,400	$340,424	$3,406,348
American Falls	0	1	$0	$0	$10,000	$10,000
Power County Un	0	2	0	1,700	0	1,700
Burley			NO PERMITS ISSUED			0
Chubbuck	1	1	45,000	0	0	45,000
Montpelier			NO PERMITS ISSUED			0
Pocatello	7	18	414,800	0	237,882	652,682
Bannock County Un	1	1	120,000	0	0	120,000
Preston			NO PERMITS ISSUED			0
Franklin County Un	1	1	65,000	0	0	65,000
Rupert	0	4	0	47,969	15,460	63,429
Minidoka County Un	0	1	0	300	0	300
Soda Springs	1	4	45,000	0	4,705	49,705
TOTAL SOUTHEASTERN	11	33	$689,800	$49,969	$268,047	$1,007,816
TOTAL 56 LOCATIONS	268	1,255	$17,576,670	$4,663,314	$7,147,490	$29,387,474

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

TWO MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	0	$0	$0	$0	$0
Coeur d'Alene	8	54	669,627	2,553,356	564,974	3,787,957
Kootenai County Un	12	49	738,742	1,339,476	59,888	2,138,106
Craigmont	0	3	0	0	7,000	7,000
Grangeville	0	5	0	0	25,350	25,350
Lewiston	8	117	506,255	826,182	437,339	1,769,776
Nez Perce Co Un	2	16	148,000	122,686	103,910	374,596
Moscow	0	24	0	0	205,176	205,176
Latah County Un	3	20	72,000	0	184,719	256,719
Orofino	0	11	0	0	46,314	46,314
Osburn	0	1	0	0	36	36
Sandpoint	2	14	81,344	0	67,162	148,506
St. Maries	0	8	0	0	45,489	45,489
Benewah County Un	0	8	0	6,030	66,100	72,130
TOTAL NORTHERN	35	330	$2,215,968	$4,847,730	$1,813,457	$8,877,155
Boise City	220	1,940	$13,595,961	$176,000	$9,582,499	$23,354,460
Meridian	23	40	1,586,006	0	122,124	1,708,130
Ada County Un	46	130	3,781,808	1,424,910	556,442	5,763,160
Caldwell	2	10	110,780	0	83,292	194,072
Canyon County Un	30	43	1,353,599	204,834	157,980	1,716,413
Nampa	11	54	531,879	560,007	332,433	1,424,319
Emmett	1	23	58,976	0	320,650	379,626
Gooding	0	1	0	0	4,500	4,500
Hailey	2	6	183,500	0	28,650	212,150
Ketchum	2	5	1,450,000	96,000	170,000	1,716,000
Sun Valley	3	6	970,000	0	32,300	1,002,300
Blaine County Un	2	8	220,000	0	234,000	454,000
Jerome	0	0	0	0	0	0
Mountain Home	9	17	412,553	0	23,255	435,808
Payette	2	2	12,000	0	0	12,000
Shoshone	0	2	0	6,700	20,000	26,700
Twin Falls City	5	30	462,383	400,936	372,977	1,236,296
Twin Falls Co Un	32	7	191,183	0	20,620	211,803
Weiser	2	12	33,000	0	56,024	89,024
TOTAL SOUTHWESTERN	392	2,336	$24,953,628	$2,869,387	$12,117,746	$39,940,761
Blackfoot	0	4	$0	$156,500	$32,000	$188,500
Bingham County Un	2	6	156,000	48,800	19,000	223,800
Idaho Falls	31	65	2,301,490	61,560	389,612	2,752,662
Ammon	1	3	77,300	0	1,335	78,635
Bonneville Co Un	11	22	349,239	1,000,000	97,918	1,447,157
Rexburg	1	1	44,000	0	0	44,000
Rigby	1	2	70,000	0	2,900	72,900
Jefferson Co Un	7	16	118,664	73,800	698,000	890,464
Salmon	0	9	0	0	48,800	48,800
Lemhi County Un	2	6	70,000	0	34,000	104,000
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	56	134	$3,186,693	$1,340,660	$1,323,565	$5,850,918
American Falls	0	2	$0	$0	$74,700	$74,700
Power County Un	0	3	0	6,700	0	6,700
Burley	0	0	0	0	0	0
Chubbuck	1	2	45,000	0	2,000	47,000
Montpelier	0	0	0	0	0	0
Pocatello	15	43	981,800	23,000	1,815,202	2,820,002
Bannock County Un	3	7	289,000	43,000	29,545	361,545
Preston	0	1	0	253,000	0	253,000
Franklin County Un	1	1	65,000	0	0	65,000
Rupert	0	8	0	139,343	43,420	182,763
Minidoka County Un	2	8	45,700	22,000	18,700	86,400
Soda Springs	1	6	45,000	0	6,205	51,205
TOTAL SOUTHEASTERN	23	81	$1,471,500	$487,043	$1,989,772	$3,948,315
TOTAL 56 LOCATIONS	506	2,881	$31,827,789	$9,544,820	$17,244,540	$58,617,149

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

FEBRUARY 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	11	727,338	5	168,648	0	0
Kootenai County Un	16	1,532,300	0	0	1	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	3	155,143	0	0	0	0
Nez Perce Co Un			NO NEW	RESIDENTIAL		
Moscow	2	161,085	0	0	0	0
Latah County Un			NO NEW	RESIDENTIAL		
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	1	51,910	0	0	0	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	33	$2,627,776	5	$168,648	1	$0
Boise City	68	$6,122,166	0	$0	0	$0
Meridian	22	1,438,630	0	0	2	40,900
Ada County Un	40	3,521,900	0	0	4	1,200
Caldwell	2	108,472	0	0	0	0
Canyon County Un	14	923,136	0	0	6	83,700
Nampa	11	709,863	0	0	0	0
Emmett			NO NEW	RESIDENTIAL		
Gooding			NO NEW	RESIDENTIAL		
Hailey	1	114,835	0	0	0	0
Ketchum			NO NEW	RESIDENTIAL		
Sun Valley			NO NEW	RESIDENTIAL		
Blaine County Un			NO NEW	RESIDENTIAL		
Jerome			NO NEW	RESIDENTIAL		
Mountain Home	0	0	0	0	1	0
Payette	2	121,350	2	50,000	0	0
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	5	530,235	0	0	1	1,206
Twin Falls Co Un	1	85,498	0	0	2	0
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	166	$13,676,085	2	$50,000	16	$127,006
Blackfoot	1	$65,000	0	$0	0	$0
Bingham County Un	1	85,000	0	0	4	116,000
Idaho Falls	32	2,335,870	0	0	0	0
Ammon			NO NEW	RESIDENTIAL		
Bonneville Co Un	3	293,225	0	0	0	0
Roxburg			NO NEW	RESIDENTIAL		
Rigby			NO NEW	RESIDENTIAL		
Jefferson Co Un	3	165,000	0	0	2	22,500
Salmon	0	0	0	0	2	0
Lemhi County Un	1	8,000	0	0	0	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	41	$2,952,095	0	$0	8	$138,500
American Falls			NO NEW	RESIDENTIAL		
Power County Un			NO NEW	RESIDENTIAL		
Burley	1	50,000	0	0	0	0
Chubbuck	1	55,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	3	215,000	0	0	0	0
Bannock County Un	1	84,343	0	0	1	0
Preston	1	87,900	0	0	0	0
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert			NO NEW	RESIDENTIAL		
Minidoka County Un	1	83,568	0	0	1	8,100
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	8	$575,811	0	$0	2	$8,100
TOTAL 56 LOCATIONS	248	$19,831,767	7	$218,648	27	$273,606

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

TWO MONTHS 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	20	1,482,581	5	168,648	0	0
Kootenai County Un	25	2,447,802	0	0	3	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	0	0
Lewiston	4	272,189	0	0	0	0
Nez Perce Co Un	0	0	0	0	0	0
Moscow	2	161,085	0	0	0	0
Latah County Un	0	0	0	0	0	0
Orofino	0	0	0	0	0	0
Osburn	0	0	0	0	0	0
Sandpoint	2	141,897	0	0	0	0
St. Maries	0	0	0	0	2	30,900
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	53	$4,505,554	5	$168,648	5	$30,900
Boise City	100	$9,074,524	0	$0	0	$0
Meridian	31	2,012,237	0	0	3	52,900
Ada County Un	58	5,035,200	0	0	9	2,700
Caldwell	2	108,472	0	0	0	0
Canyon County Un	24	1,501,395	0	0	8	129,700
Nampa	16	984,348	0	0	1	0
Emmett	3	327,919	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	1	114,835	0	0	0	0
Ketchum	0	0	0	0	0	0
Sun Valley	0	0	0	0	0	0
Blaine County Un	1	275,000	0	0	0	0
Jerome	0	0	0	0	0	0
Mountain Home	1	59,520	0	0	1	0
Payette	4	193,350	2	50,000	0	0
Shoshone	0	0	0	0	0	0
Twin Falls City	7	683,830	0	0	2	1,962
Twin Falls Co Un	1	85,498	0	0	2	0
Weiser	0	0	0	0	0	0
TOTAL SOUTHWESTERN	249	$20,456,128	2	$50,000	26	$187,262
Blackfoot	1	$65,000	0	$0	0	$0
Bingham County Un	4	297,000	0	0	5	121,000
Idaho Falls	38	2,717,450	10	528,320	0	0
Ammon	0	0	0	0	0	0
Bonneville Co Un	3	293,225	0	0	4	52,810
Rexburg	0	0	0	0	0	0
Rigby	0	0	0	0	0	0
Jefferson Co Un	3	165,000	0	0	3	34,500
Salmon	0	0	0	0	2	0
Lemhi County Un	1	8,000	0	0	1	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	50	$3,545,675	10	$528,320	15	$208,310
American Falls	0	$0	0	$0	0	$0
Power County Un	0	0	0	0	1	16,000
Burley	2	105,000	0	0	0	0
Chubbuck	1	55,000	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	5	354,000	0	0	0	0
Bannock County Un	1	84,343	0	0	2	0
Preston	1	87,900	0	0	0	0
Franklin County Un	0	0	0	0	0	0
Rupert	1	63,936	0	0	0	0
Minidoka County Un	1	83,568	0	0	2	20,100
Soda Springs	0	0	0	0	0	0
TOTAL SOUTHEASTERN	12	$833,747	0	$0	5	$36,100
TOTAL 56 LOCATIONS	364	$29,341,104	17	$746,968	51	$462,572

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

FEBRUARY 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	5	461,772	0	0	0	0
Kootenai County Un	6	591,215	0	0	3	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	3	161,809	2	161,454	0	0
Nez Perce Co Un	1	71,000	0	0	0	0
Moscow			NO NEW	RESIDENTIAL		
Latah County Un			NO NEW	RESIDENTIAL		
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	2	81,344	0	0	0	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	17	$1,367,140	2	$161,454	3	$0
Boise City	65	$5,089,901	49	$1,324,825	0	$0
Meridian	8	654,264	0	0	2	46,000
Ada County Un	27	2,401,587	0	0	4	1,200
Caldwell			NO NEW	RESIDENTIAL		
Canyon County Un	11	621,698	0	0	7	65,800
Nampa	6	352,041	0	0	0	0
Emmett	1	58,976	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	2	183,500	0	0	0	0
Ketchum	2	1,450,000	0	0	0	0
Sun Valley	1	275,000	0	0	0	0
Blaine County Un	2	220,000	0	0	0	0
Jerome			NO NEW	RESIDENTIAL		
Mountain Home	6	282,647	0	0	0	0
Payette	0	0	0	0	2	12,000
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	2	166,468	0	0	0	0
Twin Falls Co Un	1	128,845	0	0	0	0
Weiser	0	0	0	0	1	23,000
TOTAL SOUTHWESTERN	134	$11,884,927	49	$1,324,825	16	$148,000
Blackfoot			NO NEW	RESIDENTIAL		
Bingham County Un	1	130,000	0	0	1	26,000
Idaho Falls	17	1,269,550	4	251,500	0	0
Ammon			NO NEW	RESIDENTIAL		
Bonneville Co Un	2	168,219	0	0	5	19,100
Rexburg	1	44,000	0	0	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson Co Un	1	40,000	0	0	4	52,164
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un			NO NEW	RESIDENTIAL		
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	22	$1,651,760	4	$251,500	10	$97,264
American Falls			NO NEW	RESIDENTIAL		
Power County Un			NO NEW	RESIDENTIAL		
Burley			NO NEW	RESIDENTIAL		
Chubbuck	1	45,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	7	414,800	0	0	0	0
Bannock County Un	1	120,000	0	0	0	0
Preston			NO NEW	RESIDENTIAL		
Franklin County Un	1	65,000	0	0	0	0
Rupert			NO NEW	RESIDENTIAL		
Minidoka County Un			NO NEW	RESIDENTIAL		
Soda Springs	1	45,000	0	0	0	0
TOTAL SOUTHEASTERN	11	$689,800	0	$0	0	$0
TOTAL 56 LOCATIONS	184	$15,593,627	55	$1,737,779	29	$245,264

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS — TWO MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	8	669,627	0	0	0	0
Kootenai County Un	8	738,742	0	0	4	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	0	0
Lewiston	3	306,801	2	161,454	1	38,000
Nez Perce Co Un	1	148,000	0	0	0	0
Moscow	0	0	0	0	0	0
Latah County Un	1	72,000	0	0	2	0
Orofino	0	0	0	0	0	0
Osburn	0	0	0	0	0	0
Sandpoint	2	81,344	0	0	0	0
St. Maries	0	0	0	0	0	0
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	26	$2,016,514	2	$161,454	7	$38,000
Boise City	139	$11,514,536	81	$2,081,425	0	$0
Meridian	18	1,490,006	0	0	5	96,000
Ada County Un	42	3,780,608	0	0	4	1,200
Caldwell	2	110,780	0	0	0	0
Canyon County Un	18	1,209,199	0	0	12	144,400
Nampa	9	525,379	0	0	2	6,500
Emmett	1	58,976	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	2	183,500	0	0	0	0
Ketchum	2	1,450,000	0	0	0	0
Sun Valley	3	970,000	0	0	0	0
Blaine County Un	2	220,000	0	0	0	0
Jerome	0	0	0	0	0	0
Mountain Home	9	412,553	0	0	0	0
Payette	0	0	0	0	2	12,000
Shoshone	0	0	0	0	0	0
Twin Falls City	5	462,383	0	0	0	0
Twin Falls Co Un	2	191,183	0	0	30	0
Weiser	0	0	0	0	2	33,000
TOTAL SOUTHWESTERN	254	$22,579,103	81	$2,081,425	57	$293,100
Blackfoot	0	$0	0	$0	0	$0
Bingham County Un	1	130,000	0	0	1	26,000
Idaho Falls	27	2,049,990	4	251,500	0	0
Ammon	1	77,300	0	0	0	0
Bonneville Co Un	4	304,020	0	0	7	45,219
Rexburg	1	44,000	0	0	0	0
Rigby	1	70,000	0	0	0	0
Jefferson Co Un	1	40,000	0	0	6	78,664
Salmon	0	0	0	0	0	0
Lemhi County Un	1	70,000	0	0	1	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	37	$2,785,310	4	$251,500	15	$149,883
American Falls	0	$0	0	$0	0	$0
Power County Un	0	0	0	0	0	0
Burley	0	0	0	0	0	0
Chubbuck	1	45,000	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	15	981,800	0	0	0	0
Bannock County Un	3	289,000	0	0	0	0
Preston	0	0	0	0	0	0
Franklin County Un	1	65,000	0	0	0	0
Rupert	0	0	0	0	0	0
Minidoka County Un	0	0	0	0	2	45,700
Soda Springs	1	45,000	0	0	0	0
TOTAL SOUTHEASTERN	21	$1,425,800	0	$0	2	$45,700
TOTAL 56 LOCATIONS	338	$28,806,727	87	$2,494,379	81	$526,683

*Compiled by First Security Bank of Idaho, N.A.